

162.0

0001

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

798,300 / 798,300

USE VALUE:

798,300 / 798,300

ASSESSED:

798,300 / 798,300


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
210		PARK AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: GORMAN MARTIN E III ETAL/ TRS	
Owner 2: 210 PARK AVENUE REALTY TRUST	
Owner 3:	
Street 1: 210 PARK AVE	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

**PREVIOUS OWNER**

Owner 1: GORMAN-CICALIS CHRISTINA M -
Owner 2: GORMAN MARTIN E III -

Street 1: 210 PARK AVENUE
Twn/City: ARLINGTON

St/Prov: MA	Cntry:
Postal: 02476	

**NARRATIVE DESCRIPTION**

This parcel contains 7,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1917, having primarily Wood Shingle Exterior and 2110 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	70.	0.86	8			Med. Tr	-5					418,950						419,000	

**IN PROCESS APPRAISAL SUMMARY**

Legal Description								User Acct
								107850
								GIS Ref
								GIS Ref
								Insp Date
								06/07/18
								!12631!
								USER DEFINED

**PREVIOUS ASSESSMENT**

Parcel ID										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	374,700	4500	7,000.	419,000	798,200	798,200	Year End Roll	12/18/2019
2019	101	FV	290,200	4500	7,000.	419,000	713,700	713,700	Year End Roll	1/3/2019
2018	101	FV	289,600	4000	7,000.	371,100	664,700	664,700	Year End Roll	12/20/2017
2017	101	FV	289,600	4000	7,000.	311,200	604,800	604,800	Year End Roll	1/3/2017
2016	101	FV	289,600	4000	7,000.	311,200	604,800	604,800	Year End	1/4/2016
2015	101	FV	282,600	4000	7,000.	269,300	555,900	555,900	Year End Roll	12/11/2014
2014	101	FV	282,600	4000	7,000.	260,300	546,900	546,900	Year End Roll	12/16/2013
2013	101	FV	282,600	4000	7,000.	247,800	534,400	534,400		12/13/2012

**SALES INFORMATION**

TAX DISTRICT										PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
GORMAN-CICALIS	1544-81	1	5/29/2019	Convenience		99	No	No					
CICALIS CHRISTI	1379-55		12/31/2009	Family		1	No	No					
	1027-60		2/1/1987			212,000	No	No	Y				

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/29/2002	603	Redo Bat	4,000	O		G4	GR FY04	
4/14/1998	188	Addition	38,000					ADD 14X16 2 STORY

Date	Result	By	Name
6/7/2018	MEAS&NOTICE	CC	Chris C
12/29/2008	Measured	372	PATRIOT
12/16/1999	Mailer Sent		
12/2/1999	Measured	263	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>													
Type: 6 - Colonial	2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 2	Rating: Very Good									SFL 5	EFP <sub>5</sub> (20)	OFFP (30)	10								
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: %	A Bath:	Rating:									BMT 12	(60)	30									
Roof Struct: 2 - Hip	Roof Cover: 1 - Asphalt Shgl	Color: BEIGE	View / Desir:	3/4 Bath:	Rating:																				
<b>GENERAL INFORMATION</b>				A 3QBth:	Rating:																				
Grade: C+ - Average (+)	Year Blt: 1917	Eff Yr Blt:	Alt LUC:	1/2 Bath: 1	Rating: Average																				
Jurisdct: G4	Fact: .	Const Mod:	Lump Sum Adj:	A HBth:	Rating:																				
<b>INTERIOR INFORMATION</b>				OthrFix:	Rating:																				
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall: %	Partition: T - Typical	OTHER FEATURES	RESIDENTIAL GRID																				
Prim Floors: 3 - Hardwood	Sec Floors: %	Bsmnt Flr: 12 - Concrete	Subfloor:	Kits: 1	Rating: Average	1st Res Grid Desc: Line 1 # Units: 1																			
		Bsmnt Gar:		A Kits:	Rating:	Level FY LR DR D K FR RR BR FB HB L O																			
		Electric: 3 - Typical		Fpl: 1	Rating: Good	Other																			
		Insulation: 2 - Typical		WSFlue:	Rating:	Upper																			
		Int vs Ext: S				Lvl 2																			
		Heat Fuel: 1 - Oil				Lvl 1																			
		Heat Type: 3 - Forced H/W				Lower																			
# Heat Sys: 1	% Heated: 100	% AC: 100	SPEC FEATURES/YARD ITEMS			Totals RMS: 10 BRs: 4 Baths: 2 HB: 1																			
Solar HW: NO	% Com Wall:	% Sprinkled:	DEPRECIATION																						
<b>CALC SUMMARY</b>				Phys Cond: AG - Avg-Good	26. %	<b>REMODELING</b>								<b>RES BREAKDOWN</b>											
				Functional:	%	Exterior:								No Unit	RMS	BRs	FL								
				Economic:	%	Interior:								1	10	4									
				Special:	%	Additions: 1998																			
				Override:	%	Kitchen: 2002																			
				Total: 26.4 %		Plumbing:																			
						Electric:																			
						Heating:																			
						General:																			
						Totals								1	10	4									
<b>COMPARABLE SALES</b>																									
				Basic \$ / SQ: 125.00	Size Adj.: 1.14763033	Const Adj.: 1.00989902	Adj \$ / SQ: 144.874	Other Features: 104491	Grade Factor: 1.10	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val	Rate	Parcel ID	Typ	Date	Sale Price						
				LUC Factor: 1.00	Adj Total: 509200	Depreciation: 134429	Deprecated Total: 374771	Juris. Factor: 1.00	Before Depr: 159.36	Final Total: 374800	Val/Su Net: 116.15	Val/Su SzAd: 177.63													
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:																	
<b>PARCEL ID</b>				162.0-0001-0010.0																					
<b>IMAGE</b>																									
<b>AssessPro Patriot Properties, Inc</b>																									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
3	Garage	D	Y	1	14X20	A	AV	1917	23.93	T	40	101			4,000		4,000								
19	Patio	D	Y	1	10X10	A	AV	2000	6.00	T	15.2	101			500		500								
More: N	Total Yard Items:	4,500		Total Special Features:			Total:	4,500																	